



SEATTLE CITY COUNCIL

Legislative Summary

CB 119325

Record No.: CB 119325

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125673

In Control: City Clerk

File Created: 06/04/2018

Final Action: 10/05/2018

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Colonnade Hotel/Gatewood Apartments, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: sarah.sodt@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	07/24/2018	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	07/24/2018	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	07/26/2018	sent for review	Finance and Neighborhoods Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee						
	Notes:						

Legislative Summary Continued (CB 119325)

1	City Council	08/06/2018	referred	Finance and Neighborhoods Committee	
	Action Text:	The Council Bill (CB) was referred. to the Finance and Neighborhoods Committee			
	Notes:				
1	Finance and Neighborhoods Committee	09/19/2018	pass		Pass
	Action Text:	The Committee recommends that City Council pass the Council Bill (CB).			
	Notes:	In Favor: 2 Chair Bagshaw, Vice Chair González Opposed: 0			
1	City Council	09/24/2018	passed		Pass
	Action Text:	The Council Bill (CB) was passed by the following vote, and the President signed the Bill:			
	Notes:	In Favor: 8 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant Opposed: 0			
1	City Clerk	09/26/2018	submitted for Mayor's signature	Mayor	
1	Mayor	10/05/2018	Signed		
1	Mayor	10/05/2018	returned	City Clerk	
1	City Clerk	10/05/2018	attested by City Clerk		
	Action Text:	The Ordinance (Ord) was attested by City Clerk.			
	Notes:				

CITY OF SEATTLE

ORDINANCE 125673

COUNCIL BILL 119325

AN ORDINANCE relating to historic preservation; imposing controls upon the Colonnade Hotel/Gatewood Apartments, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (“Board”), after a public meeting on April 19, 2017, voted to approve the nomination of the improvement located at 107 Pine Street (referred to as the "Colonnade Hotel/Gatewood Apartments" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 7, 2017, the Board voted to approve the designation of the Colonnade Hotel/Gatewood Apartments under SMC Chapter 25.12; and

WHEREAS, on August 16, 2017, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 107

1 Pine Street (referred to as the “Colonnade Hotel/Gatewood Apartments” for the purposes of this
2 ordinance) is hereby acknowledged.

3 A. Legal Description. The Colonnade Hotel/Gatewood Apartments is located on the
4 property legally described as:

5 Lots 1 and 4 Block 26, Addition to the City of Seattle as laid out by A. A. Denny,
6 commonly known as A. A. Denny’s 3rd Addition to the City of Seattle, according to the
7 Plat thereof recorded in Volume 1 of Plats p. 33, in King County Washington, except the
8 westerly 9 feet thereof heretofore condemned in District Court Cause N. 7092 for
9 widening of First Avenue, as provided under Ordinance No. 1129 of City of Seattle;
10 except for the northwesterly 7 feet of said Lot 1 heretofore condemned in King County
11 Superior Court Cause No. 57057 for the widening of Pine Street as provided under
12 Ordinance No. 14500 of the City of Seattle.
13

14 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
15 the Board designated the following specific features or characteristics of the Colonnade
16 Hotel/Gatewood Apartments: the exterior of the building.

17 C. Basis of Designation. The designation was made because the Colonnade
18 Hotel/Gatewood Apartments is more than 25 years old; has significant character, interest, or
19 value as a part of the development, heritage, or cultural characteristics of the City, state, or
20 nation; has integrity or the ability to convey its significance; and satisfies the following SMC
21 25.12.350 provisions:

22 1. It is associated in a significant way with a significant aspect of the
23 cultural, political, or economic heritage of the community, City, state, or nation (SMC
24 25.12.350.C); and

25 2. It embodies the distinctive visible characteristics of an architectural style,
26 or period, or of a method of construction (SMC 25.12.350.D).

1 Section 2. CONTROLS: The following controls are hereby imposed on the features or
2 characteristics of the Colonnade Hotel/Gatewood Apartments that were designated by the Board
3 for preservation:

4 A. Certificate of Approval Process.

5 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
6 ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
7 Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the
8 owner may make alterations or significant changes to the features or characteristics of the
9 Colonnade Hotel/Gatewood Apartments that were designated by the Board for preservation.

10 2. No Certificate of Approval is required for the following:

11 a. Any in-kind maintenance or repairs of the features or
12 characteristics of the Colonnade Hotel/Gatewood Apartments that were designated by the Board
13 for preservation.

14 b. Changes to the advertising copy in the existing wall sign or
15 changes to the size of the wall sign on the south façade of the building, either painted or vinyl,
16 with the condition that any new bolt attachments for a vinyl wall sign frame penetrate only
17 through the mortar joints.

18 B. City Historic Preservation Officer Approval Process.

19 1. The City Historic Preservation Officer (CHPO) may review and approve
20 alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of
21 this ordinance according to the following procedure:

22 a. The owner shall submit to the CHPO a written request for the
23 alterations or significant changes, including applicable drawings or specifications.

1 b. If the CHPO, upon examination of submitted plans and
2 specifications, determines that the alterations or significant changes are consistent with the
3 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes
4 without further action by the Board.

5 2. If the CHPO does not approve the alterations or significant changes, the
6 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of
7 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's
8 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely
9 transmit a written decision constitutes approval of the request.

10 3. CHPO approval of alterations or significant changes to the features or
11 characteristics of the Colonnade Hotel/Gatewood Apartments that were designated by the Board
12 for preservation is available for the following:

13 a. The installation, alteration, or removal of duct conduits, HVAC
14 vents, grilles, fire escapes, pipes, meters and utility connections, downspouts and gutters, and
15 other similar wiring or mechanical elements necessary for the normal operation of the building.

16 b. The installation, alteration, or removal of exterior security lighting,
17 video cameras, and security system equipment.

18 c. The installation, alteration, or removal of signage not already
19 excluded under subsection 2.A.2.b of this ordinance.

20 d. The installation, alteration, or removal of canopies and awnings.

21 e. Exterior paint colors.

1 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
2 characteristics of the Colonnade Hotel/Gatewood Apartments that were designated by the Board
3 for preservation:

4 A. Uses not otherwise permitted in a zone may be authorized in a designated
5 landmark by means of an administrative conditional use permit issued pursuant to Seattle
6 Municipal Code Title 23.

7 B. Special tax valuation for historic preservation may be available under chapter
8 84.26 RCW upon application and compliance with the requirements of that statute.

9 C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
10 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the
11 applicable provisions thereof.

12 D. The owner may be eligible to participate in the City's Landmark Transfer of
13 Development Rights (TDR) Bank after obtaining a determination from the City concerning the
14 quantity of unused development rights for the Colonnade Hotel/Gatewood Apartments that are
15 eligible for transfer to receiving properties as Landmark TDR, pursuant to SMC 23.49.014.

16 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
17 SMC 25.12.910.

18 Section 5. The Colonnade Hotel/Gatewood Apartments is hereby added alphabetically to
19 Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

20 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
21 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
22 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
23 to provide a certified copy of this ordinance to the owner of the landmark.


1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 24th day of September, 2018,
5 and signed by me in open session in authentication of its passage this 24th day of
6 September, 2018.

7 

8 President _____ of the City Council

9 Approved by me this 5th day of October, 2018.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 5th day of OCTOBER, 2018.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)